



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-6-17

Property Address: 2503 Mayview Road

Property Owner: Elizabeth Kane

Project Contact: Elizabeth Kane

Nature of Case: A request for a 15 foot variance to the minimum lot width requirements for corner lots set forth in Section 2.2.1. of the Unified Development Ordinance in order to subdivide the existing property into two lots used for detached houses as well as complete relief from the off-street parking requirements for detached houses set forth in Section 7.1.2. of the Unified Development Ordinance resulting in two detached house lots, the corner lot of which is 45 foot wide and no off-street parking for the resulting lots created out of the .38 acre property zoned Residential-6 and Special Residential Parking Overlay District located at 2503 Mayview Road.



2503 Mayview Road – Location Map

To BOA: 1-9-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING
DISTRICTS: Residential-4



2503 Mayview Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from

personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-6

Lot Dimensions

Area (min)	6,000 SF
Width – interior lot (min)	50
Width – corner lot (min)	65'
Depth -	80'

Yard Type Minimum Setback

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'